Copies from

1954-55 **B Class** **File No.** IHS 1154-I

B. class Revenue **DEPARTMENT** 932 Rev (CT)

Karnatak Karnataka F **BRANCH** dt 25/2/57

Subject:— Industrial Housing Schemes.

V G

Rev. (CT)

To Supdt. L.S.G. (Labour)

23/2/57

Secs copy 1.7.5

B Class

Karnataka

File No. IHS. 1154-I

Std. Sectt. Slip 24-A

MYSORE GOVERNMENT SECRETARIAT NO 879 28 FEB 1957 LABOUR BRANCH

Read to-day from General Records

Kumy 26.2.57

Informal in the first instance

Sri KR

As no action is called for this will be filed and kept for reference in the Branch

Kumy 5/3/57

Kumy 30/4/57

Bri 30/4/57

letter.

URGENT.
No. IHS 1152/95207 G.

Public Works Department,
Bombay Castle (Bombay No. 1),
6th November 1952.

To

The Under Secretary to the Government of Bombay,
Finance Department.

Subject:- Industrial Housing.
Information required by the Finance Commission.

Reference :- Your endorsement No. 8934/33/85852-III, dated the 9th October 1952.

2. I am directed to forward herewith two statements showing the expenditure incurred by this Government on industrial housing in the last five years. Statement 'A' gives information regarding cost of tenements allotted to industrial workers and statement 'B' gives information regarding cost of tenements intended for industrial workers but which have been sold off to the Railway Board and the Home Department as there was not sufficient response from the industrial workers.

3. I am to add that the loan of Rs.75 lakhs granted by the Government of India in 1950.51 under their Industrial Housing Scheme --1949, has been adjusted against part of the industrial housing initially carried out by this Government from its funds, mentioned in Statement "A".

By order of the Governor of Bombay,

6/11

Under Secretary to the Government of Bombay,
Public Works Department.

D.A. --- 2 Statements.

X.D.
19/6.

STATEMENT 'A'.

atement showing the expenditure incurred on Industrial Housing.

Tenements allotted to industrial workers.

). lo.	Place.	No. of tene- ments.	Cost of land (wherepur- chased or acquired.)	Cost of constr- uction. (land where purchase of acquired	Cost of roads, develo- pment etc.	Estt. & other over head char- ges on cost of construc- tion.	Estt. and other over- head charg es on cost of land.	Estt. and other over head charges on cost of development.	Total..	Remarks.
1	2	3	4	5	6	7	8	9	10	11.
1.	'G' Plot, Worli.	286.	17,99,138	Nil.	5,334	1,79,914	Nil.	532	19,84,918	Govt. land.
2.	Foot of Hills Worli.	192	15,94,143	3,18,324	4,313	1,59,413	6,366	431	20,82,990	
3.	Neighbourhood Unit area, Worli.	283	21,45,112	2,28,092	23,351	2,14,511	4,562	2,335	26,17,963.	
4.	Sewri-Wadala.	306	8,99,305	Nil.	Nil.	89,930	Nil.	Nil.	9,89,235	Municipal land taken on lease.
5.	Rakhial	144	9,82,667	Nil.	Nil.	98,267	Nil.	Nil.	10,80,934	Municipal land tran- sfered fre of cost.
6.	Assarwa.	336	12,78,355	Nil.	Nil.	1,27,836	Nil.	Nil.	14,06,191	-do-
	Total.	1547	86,98,720	5,46,416	32,998	8,69,871	10,928	3,298	1,01,62,231.	

STATEMENT 'A'.

Loan of Rs. 75 lakhs in 1950-51 under the Government of India's Industrial Housing Scheme of 1949.

---

1) How much of the loan has been spent.	Rs. 74,98,684 (that is, two third of the total cost of housing, Rs, 1,12,48,026 vide Statement 'C' attached.
2) How much was spent within one year of the payment of the loan.	Rs. 6.6 lakhs. The loan was drawn in the year 1950-51. All the housing, except 43 converted tenements at Worli 'G' plot was, however, completed by March 1951. The Cost of the housing was first met from State Government's funds and later adjusted against Government of India loan when it was obtained. The work of conversion of 43 tenements at Worli 'G' Plot from dormitories to family tenements was undertaken and completed in the year 1952-53 at conversion cost of Rs.15,198. Certain deferred payments (on works and land cost) only amounting to Rs. 9.09 lakhs for the tenements completed by the end of 1950-51 were made later in the year 1951-52. The expenditure in 1951-52 from Govt of India loan can therefore be taken at Rs 6.6lakhs (two third of Rs.9.09 lks) for details see Statement 'C'
(3) Amount which has to be surrendered as unspent balance.	Balance from the Govt.of India loan comes to Rs.1,316 only. Not proposed for surrender vide Govt. letter, Public Workds Department . No. 705/48-G, dated 6-10-52.

X.D.
19/6.

STATEMENT 'B'.

Loan of Rs.44 lakhs granted in 1951-52 under Government of India's Industrial Housing Scheme of 1949.

(1) How much of th loan has been spent.	Rs. 26.13 lakhs (two third of total expenditure of Rs. 39.2 lakhs incurred upto end of October 1953. Please see Statement 'B' for details).
(2) How much was spent within one year of the payment of loan:	Rs.12.28 lakhs (two third of the expenditure of Rs.18.42 lakhs incurred in 1952-53. Please see Statement 'D' for details.).
(3) Amount to be surrendered as unspent balance.	An amount of Rs.10,10,130 has already been surrendered and accepted by the Government of India for adjustment against housing under new Subsidised Industrial Housing Scheme, Vide Governmentof India, Ministry of Works Housing and Supply, letter No. H-1 (15) /52, dated the 26th June 1953. Out of the remaining loan of Rs.33, 89,870 the balance if any, can be ascertained after works are completed and accounts finalised.

X.D.

STATEMENT 'C'.

Rs. 75 lakhs loan under 1949 - Industrial Housing Scheme of Government of India.

Date of receipt of loan.	Required cost of Housing on basis of Govt. of India loan.	Actual cost of housing brought under the scheme.	Details of houses.	Expenditure in 1st year from drawal of loan (i,e. in 1951-52)	Balance.	Remarks.
1	2	3	4	5	6	7
Rs. 60 lakhs on 11-12-50	Rs.112,50,000 Rs. 75 lakhs G. of I loan plus Rs.37 lakhs State Govt.'s onethird share = Rs.112½ lakhs)	1,12,48,026	1) Worli G plot 136 tenements (2 room type).	1) Completed before March 1951.	11250000 (col.2) 11248026 (col. 3) Rs. 1974.	All the houses mentioned at S.Nos. (1) to (7) and 9) were completed by the end of 1950-51 Only certain deferred payments were madelater in in 1951-52 as shown below.
			2) Rakhial, Ahmedabad 103 tenements (-do-)	2) -do-	2/3rd the above amount = 23316	
			3) Assarwa, Ahmedabad 320 tenements (-do-)	3) -do-		
Rs. 5 lakhs on 10-2-51.			4) Foot of Worli Hill 183 tenements (-do-)	4) -do-		(i) Rs.3.46lakhs Deferred payment on works.
			5) Worli G. Plot- 31 tene. (3 room tyoe)	5) -do-		
			6) Worli Neigh. Unit 283 tenements (2 room type).	6) -do-		(ii) Rs.5.63 lakhs cost of acquired lands.
Rs. 10 lakhs on 27-3-51.			7) Sewri Wadala. 291 tents. (-do-)	7) -do-		
			8) Worli G Plot. 43 tenemens (-do-)	8) Converted from Dormatories into 2-room tenements in the year 52-53 at conversion cost of Rs.15,198.		
			9) Rakhial & Asarwa, Ahmedabad 19 tenements (-do-)			

(9 built before receipt of loan now proposed for adjustment against the scheme (G.E.P.W.D. no L.H.S/1152/53202 dt. 19-5-53)

1	2	3	4	5	6	7
			(10) Capitalised value of land beneath Sewri-Wadala tenements --- Rs. 6,13,960.		(10) Proposed for adjustment against the Scheme.	
			Total No. of tenements.	1409-		

Vide Government letters Public Works Department No. 705/48 G, dated October 1952 and No. 1115 /46/120792 H. dated 2nd November 1953.

STATMENT 'D'.

Rs. 44 lakhs loan under the 1949 Industrial Housing Scheme of Government of India.

Date of receipt of loan.	Required cost of housing on basis of G. of I. loan.	Actual cost of housing brought under the scheme.	Details of houses.	Expenditure in 1st year from drawal of loan (1952-53)	Total expenditure so far ending Oct. 1953.	REMARKS.
1	2	3	4	5	6	7
	Rs. 51 lakhs approximately.	Rs. 50,84,806 (Estimated).	1) Cost of construction of 720 tenements at Worli, Bombay Rs. 35,23,860 (estimated).	Rs. 10.21 lakhs.	Rs. 28.81 lakhs.	Schemes not yet completed Balance will be ascertained after works are completed and accounts finalised.
28th Jan.52 Minus 10,18,130	Rs. 34 lakhs G. of I share Rs. 17 lakhs Bombay Govts. onethird share.	Please accompaniment to this G.L.P.W.D. No. 705/48 H, dated the 11-2-53.	2) Cost of construction 120 tenements at Ahmedabad Rs- 4,19,000 (-do-)	Rs. 1.24. lakhs	Rs. 2.84 lakhs.	
			3) Land cost for (1) - Rs. 6,84,000 (-do-)	Rs. 946.97 lakhs	Rs. 6.97 lakhs	
			4) Land cost for (2) Rs. 49,000 (-do-)		Rs. .58 lakhs.	
			5) Establishment charges at 10% on construction cost-Rs. 3,94,286	(Above includes Estt. charges)	(Above includes Estt. charges)	
			6) Establishment charges at 2% on land cost Rs. 14,600			
		RS. 50,84,806		Rs. 18.42 lakhs	Rs. 39.2 lakhs	

/Surrendered to be adjusted against loans under new subsidised Industrial Housing Scheme vide G. of I. Miny. of Works, Housing & Supply letter No. H-1 (15)/52, dt. 26-6-53

I.D.
27/6.

No. IHS 1152/135107 H. Public Works Department.

Bombay Castle (Bombay No. 1.)

4th December 1953.

From

Shri V.H. Kelkar, B.E., A.M.I.E. (India) M.R. San I. (Lond.

Under Secretary to the Government of Bombay,

Public Works Department.

To

The Under Secretary to the Government of India,

Ministry of Works, Housing and Supply,

New Delhi.

Subject:- Industrial Housing Scheme.

Sir,

With reference to the Government of India, Ministry of Works, Housing and Supply's Letter No. H-1(13)/52, dated the 24th September 1953 on the above subject I am directed to forward herewith the required information regarding loans granted to this Government under the Government of India's Industrial Housing Scheme of 1949, vide statements attached.

Yours faithfully,

Under Secretary to the Government of Bombay,

Public Works Department.

D.A.- Statements referred to.

Copy with a copy of the accompaniments forwarded with compliments to the Finance Department for information.

X.D.
19/6.

URGENT.

No. CAO / IHS/478 B.H.B. of 1953.
Office of the Bombay Housing Board,
Esplanade Maidan, Cruickshank Road,
BOMBAY MAY 1953.

To:

The Secretary to the Government of Bombay,
Public Works Department,
BOMBAY.

Subject:- Subsidised Industrial Housing Programme
Funds for the---

Sir,

As communicated under the Bombay Housing Board Letter No. 2062- HC-8 dated 12-3-1953, the work of constructing 725 tenements at Ahmedabad was commenced and an expenditure of Rs. 95,463 -5-3 has been incurred during March 1953. The work is progressing. Further the work of constructing 450 tenements on S. Nos. 68 to 71 at Chembur has also been commenced. I would therefore request Government may kindly be moved to place immediately for the present the sum of Rs.15lakhs out of the sanction provision of Rs.62,20,650/- at the disposal of the Bombay Housing Board for disbursing payments to the contractors and other expenditure for works.

Regarding the terms and conditions of the grant of this advance, I would invite a reference to this office letter No CAO/IHS/299-BHB dated 18-3-1953, forwarding two proposals for executing and financing the schemes. The Board prefers to execute the works under alternative No;I. However, pending final decision of Government re the terms and conditions of advances for the Subsidised Industrial Housing Scheme , I request that the sum of Rs.15 lakhs may please be placed at the disposal of the Board immediately.

Yours faithfully,

Secretary,

Bombay Housing Board.

19/6.

Government of Bombay.
Public Works Department.
Resolution No. IHS 1152
Bombay Castle (Bombay No. 1),
7th July 1953.

Letter from the Secretary, Bombay Housing Board No. CAO/IHS/478 BHB, dated the 1st May 1953.

"As communicated under Bombay Housing Board letter No. 2062-HC-B dated 12th March 1953 the work of constructing 725 tenements at Ahmedabad was commenced and an expenditure of Rs. 95,463-5-3 has been incurred during March 1953. The workis progressing. Further the work of constructing 450 tenements on S. Nos. 68 to 71 at Chembur has also been commenced. I would therefore request that Government may kindly he moved to placed immediately for the present the sum of Rs.15 lakhs out of the sanctioned provision of Rs. 62,20,650/- at the disposal of the Bombay Housing Board for disbursing payments to the constractors and other expenditure for works.

Regarding the terms and conditions of the grant of this advance, I would invite a referênce to this office letter No. CAO/IHS/299-BHB dated 18th March 1953, forwarding two proposals for executing and financing the schemes . The Board prefers to execute the works under alternative No.I . However, pending final decision of Government regarding the terms and consitions of advances for the Subsidised Industrial Housing Scheme, I request that the sum of Rs.15 lakhs may pleaso be placed at the disposal of the Board immediately."

RESOLUTION:- Government is pleased to direct that a sum of Rs. 15 lakhs should be placed at the disposal of the Bombay Housing Board.

2. The charge should be debited to the head "R-Loans and Advances by State Government - Loans to Bombay Housing Board."

3. The terms and conditions of the advance of Rs.15 lakhs will be decided later.

P.T.O.

By order and in the name of the Governor of Bombay,

(N.K. DRAVID.)
Secretary to Government.

To

The Chairman, Bombay Housing Board, Bombay.

The Chief Accounts Officer, Bombay Housing Board, Bombay.

The Accountant General, Bombay (through the Finance Department.).

The Finance Department.

Class C.

No. of 1953.

Copy forwarded for information and guidance to--

Issued
8/7/53.

X-D
1976.

Bombay Housing Board:
Loans and Advances for the ---

Government of Bombay,
Public Works Department.
Resolution No. IHS 115..
Bombay Castle, (Bombay No.1),
11th July 1953.

Read:- Government Resolution, Public Works Department. I IHS 1152, dated the 7th July 1953.

Resolution:- Government is pleased to direct that the payment of the sum of Rs. 15lakhs sanctioned under Government Resolution, Public Works Department, No. IHS 1152, dated the 7th July 1953, should be made on a bill preferred directly by the Board without requiring the countersignature of the sanctioning authority.

By order and in the name of the Governor of Bombay,

N.K. DRAVID.)
Secretary to Government.

To

The Chairman, Bombay Housing Board, Bombay.
The Chief Accounts Officer, Bombay Housing Board, ~~xxxxx~~ Bombay.
The Accountant General, Bombay.
The Finance Deoartment.

CLASS. 'C' 0

No of 1953.

Copy forwarded for information and guidance to---

X.D.
19/6.

335

No. CAO/IHS 671-BHB.
Office of the Bombay Housing Board,
Esplanade Maidan, Cruickshank Road,
BOMBAY: Dated the 22nd JUNE 1953

The Secretary to the Government of Bombay,
Public Works Department.
BOMBAY.

Subject:- Subsidised Industrial Housing Programme---
funds for the ---

Sir,

I have to invite a reference to Bombay Housing Board's letter No. CAO /IHS/478 BHB dated 1.5.53, on the above subject and to request you kindly to move Government to place Rs. 15lakhs out of the sanctioned provisions of Rs. 62,20,650/- at the disposal of the Bombay Housing Board to meet the current requirements of funds in connection with the Government of India'a Subsidised Industrial Housing Scheme. It may be appreciated that works on the Industrial Housing Scheme have been started even from March 1st and expenditure is being continually incurred and the Board has to be furnished funds in that respect immediately.

I have also to invite a reference to Bombay Housing Board's letter No. CAO/IHS/299 BHB dated 18.3.1953, forwarding a note by the Chief Accounts Officer Bombay Housing Board Bombay, on the liabilities of the Board in the execution of the above scheme and request you to communicate Governments decision in this regard at an early date.

Yours faithfully,

20/6/53.
SECRETARY.

Bombay Housing Board,
Bombay.

A.D.
19/6.

No. HBL 1153/40148 H

Public Works Department,
Bombay Castle (Bombay No. 1)
31st March 1954.

From

The Assistant Secretary to the Government of Bombay,
Public Works Department.

To

The Chief Accounts Officer,
Bombay Housing Board, Bombay.

Subject:- Budget Estimates for 1954-55 and
Revised Estimates for 1953-54
Bombay Housing Board.

Sir,

I am directed to refer to your letter No. B./CAO/XI/4092, dated the 26th October 1953 on the above subject and to state that it has been decided that the rate of interest on loans granted by Government to the Bombay Housing Board in the year 1953-54 for works under the subsidised Industrial Housing Scheme as well as other works etc. should be 4 1/4% per annum.

2. As for outstanding amount of loans granted previously the rate of interest will be 3 1/8% per annum as already laid down in Government, Labour and Housing Department No. 383/48/15468 E, dated the 22nd August 1952.

Yours faithfully,

S.A. Joshi.
Assistant Secretary to the Government of Bombay
Public Works Department.

D.A.- Nil.

Copy forwarded to---

The Secretary, Bombay Housing Board, Bombay.

the Residential Audit Officer, Bombay Housing Board, Bombay.

the Finance Department,

the Accountant General, Bombay through the F.D.) for information.

D.D.
9/6.